

# **COLCHESTER PLANNING COMMISSION**

## **MINUTES OF THE MEETING**

**NOVEMBER 3, 2008**

**PRESENT:** Rich Paquette, Tom Mulcahy, Pam Loranger and Peter Larrabee

**ALSO PRESENT:** Sarah Hadd, Town Planner and Brenda Green, Director of Planning and Zoning

### **1. Call to Order**

R. Paquette called the meeting to order at 7:01 p.m.

### **2. Reorganization**

Tabled until a full Commission is in attendance.

### **3. Severance Corners Information Session**

S. Hadd and B. Green presented to the Board the history, background information and an update on the present status of the Severance Corners growth center. The Commission was provided the opportunity to ask questions and participate in the discussion.

Topics of discussion included, but were not limited to, the following:

- the growth center is 350 acres;
- the original planning for a growth center in Colchester began in 1996;
- there are natural constraints on the properties which limit where development can occur;
- the area was picked by the State of Vermont due to the availability of municipal sewer at Exit 16;
- the ratio between residential and commercial;
- prime agricultural soils and the Act 250 process;
- benefits of a growth center designation for Colchester;
- design review standards – pros and cons;
- transfer of development rights.

The Commission thanked Staff for all the information provided in advance of this presentation which allowed a very interactive discussion and informative session.

### **4. Update on Flood Plain Regulations**

S. Hadd updated the Commission on the recent meetings and progress that is being made.

Planning Commission – Minutes – November 3, 2008

**5. Minutes of October 6<sup>th</sup> and 21<sup>st</sup>**

A **motion** was made by T. Mulcahy and **seconded** by P. Larrabee to **approve** the minutes of October 6<sup>th</sup>. The **motion passed** with a vote of 4 – 0.

A **motion** was made by T. Mulcahy and **seconded** by P. Loranger to **approve** the minutes of October 21. The **motion passed** with a vote of 4 – 0.

**6. Packet Information**

S. Hadd reported that South Hero is amending their Regulations and she has a copy for review if anyone is interested.

**7. Adjournment**

A **motion** was made by R. Paquette and **seconded** by T. Mulcahy to approve the minutes of September 16<sup>th</sup>. The **motion passed** with a vote of 4 – 0.

**ADJOURNMENT**

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Lisa Riddle, Development Review Coordinator

Approved this 2nd day of December 2008

_____	_____
_____	_____
_____	<b>Planning Commission</b>